

ZONING DOCKETS FROM JUNE 26, 2013 GCPC MEETING

Docket Number	Applicant	CC DIST.	STAFF REC.	GCPC REC.	P&D REC.	COUNCIL ACTION
CZ-2013-28	Erik Horton S. Buncombe Rd, Commerce Dr, and Commerce Ct C-2 & I-1 to C-3 G006000100212, G006000100213, and G006000100214	18	A	A		
Public Comments	<p>Some of the general comments made by Speakers at the Public Hearing on June 17, 2013 were:</p> <p><u>Speakers For</u> (1) Owner of carwash in Greer would like to relocate</p> <p><u>Speakers Against</u> (1) None</p>					Petition/Letter For – Against –
Staff Report	S. Buncombe Road is identified as a Community Corridor in the Future Land Use Map. The subject parcels are part of a commerce park that is predominately undeveloped. When originally zoned in 1970, the area was primarily occupied by industrial and warehouse uses. As the City of Greer has grown, this segment of S. Buncombe Road has become more of a commercial/service corridor. As a Community Corridor, a mix of uses is anticipated. Based on the surrounding land uses and zoning, staff is of the opinion the C-3, Commercial, request is appropriate at this location and recommends approval of the request.					

Planning Report

DOCKET NUMBER: CZ-2013-28

APPLICANT: Erik Horton

PROPERTY LOCATION: S. Buncombe Road, Commerce Drive, and Commerce Court

PIN/TMS#(s): G006000100212, G006000100213, and G006000100214

EXISTING ZONING: C-2, Commercial, and I-1, Industrial

REQUESTED ZONING: C-3, Commercial

ACREAGE: 2.9

COUNCIL DISTRICT: 18 – Baldwin

ZONING HISTORY: The property was originally zoned I-1, Industrial, as part of Area 1 in May 1970. The portion zoned C-2, Commercial, was rezoned from I-1, Industrial in 1983 (CZ-83-109).

EXISTING LAND USE: Vacant

AREA CHARACTERISTICS: Various commercial and industrial properties

North: I-1, Industrial, vacant
East: C-2, Commercial, car lot and strip commercial center
South: I-1, Industrial, industrial
West: C-2, Commercial, restaurant

WATER AVAILABILITY: Greer CPW

SEWER AVAILABILITY: Greer CPW

IMAGINE GREENVILLE PLAN: Residential Land Use 3 on a Community Corridor

ROADS: S. Buncombe Road: 5-lane, SCDOT maintained road with no sidewalks
Commerce Drive and Commerce Court: 2-lane, County maintained roads with no sidewalks

TRAFFIC IMPACT Traffic generated from the site can vary greatly due to the wide variety of uses permitted in the requested C-3, Commercial, district. The closest traffic count station is located to the north in front of Della Ventura’s Restaurant (adjacent to the site). The 2011 traffic count was 22,300 average daily trips. Traffic volumes have remained steady over the past 5 years at this location.

SUMMARY

A portion of the property is zoned C-2, Commercial, a district established to provide for the development on major thoroughfares of commercial land uses that are oriented to customers traveling by automobile and for the convenience of local residents. The remainder is zoned I-1, Industrial, a district established for manufacturing plants, assembly plants and warehouses. The request is to rezone all of the property to C-3, Commercial, a district established to provide for the development of commercial and light service land uses that are oriented to customers traveling by automobile located in non-residentially zoned areas and along major thoroughfares and for the convenience of local residents

CONCLUSION

S. Buncombe Road is identified as a Community Corridor in the Future Land Use Map. The subject parcels are part of a commerce park that is predominately undeveloped. When originally zoned in 1970, the area was primarily occupied by industrial and warehouse uses. As the City of Greer has grown, this segment of S. Buncombe Road has become more of a commercial/service corridor. As a Community Corridor, a mix of uses is anticipated. Based on the surrounding land uses and zoning, staff is of the opinion the C-3, Commercial, request is appropriate at this location and recommends approval of the request.

